

**BLACK DIAMOND CITY COUNCIL MINUTES**  
**Town Hall Meeting of March 10, 2016**  
Council Chamber, 25510 Lawson Street, Black Diamond, Washington

**CALL TO ORDER, FLAG SALUTE:**

Mayor Benson called the regular meeting to order at 7:00 p.m. and lead us all in the Flag Salute.

**ROLL CALL:**

**PRESENT:** Councilmembers Deady, Morgan, Edelman, Weber and Pepper

**ABSENT:** None.

Staff present: Barbara Kincaid, Community Development Director and Brenda L. Martinez, City Clerk/HR Manager.

**COMPREHENSIVE PLAN UPDATE:**

Dave Ambur, Black Diamond - noted his comp plan comments have been submitted, however he would like to hear specifics from people tonight of what they would like to see in the Comp Plan.

Director Barbara Kincaid introduced herself and noted tonight's format will be an exchange of what is a comp plan, know how to stay informed and who to contact, get ideas and specifics from people tonight.

**What is a comp plan?** – A Land use plan, a policy and basically a road map. It takes in to account the whole picture of a city or county. State law requires Black Diamond to have a comp plan which needs to be living and breathing documents that need to be amended and updated. Currently we are in the process of an update. The purpose of doing this update is to get us to see what may have changed since the last adoption in 2009 and make changes accordingly.

**What is in a comp plan?** – Director Kincaid outlined the chapters that are contained in the comp plan. As the draft amended plan is rolled out you will see the introduction and vision statement for the city. The vision is ideal about what the city would like to see itself as in 20 years. This big idea is what builds broad and overarching goals in the comp plan. Each chapter has a topical of goals and policies that are specific to each area and they all have to fit together. They need to fit together and be consistent with the state and growth management laws and a regional body Puget Sound Regional Council (PSRC)

so we are regionally responsible. King County Planning Wide Policies is another piece to look at for consistency.

**Process for doing the comp plan** – City staff looks at the things the state, county and Puget Sound Regional Council (PSRC) said have changed and things we need to change to bring us current with laws. Currently staff is holding joint workshops and working on completing a new draft. Once all the feedback has been received it will go to the Planning Commission to hold public hearings. The Planning Commission will then make a recommendation to the City Council who will also hold public hearings. The plan needed to be adopted last June; however the City is behind track. Director Kincaid noted having three workshops and they are halfway through the working chapters with the goal of having the first public hearing in June.

Director Kincaid said she has flyers that tell folks how to access the calendar, Planning Commission member emails, and also her contact information as well. She noted building a contact email list or mailing address so people can be noticed when things are coming up. The public participation plan is also available which talks about what she has said.

## **PUBLIC COMMENTS:**

Bill Bryant, Black Diamond – Are the people going to have any input on this plan and how much say will they have? Director Kincaid said yes the state tells us certain things we have to have in the Comprehensive Plan.

Councilmember Weber asked if there is a schedule that shows when things will happen on the comp plan. Director Kincaid noted yes, however it is very very loose.

Director Kincaid commented on the sheet of questions that tries to define what is in the introduction and vision statement. She invited folks to answer the questions if you feel comfortable. It can be done on the microphone tonight, on a sheet of paper or if you want to think about it you can email her.

George McPherson, Black Diamond – One of the things is acronyms, referring to BDUGGA (Black Diamond Urban Growth Agreement) and he is not sure if everyone understands what that means. He wondered how the Comp Plan coincides with the BDUGGA. Director Kincaid noted the Planning Annexation Area (PAA) and BDUGGA relate back to the county framework.

Bill Bryant, Black Diamond – Wondered what will happen to his taxes. Councilmember Edelman commented there are only 800 to 850 water hookups that support his system and as the city grows that will be spread out. Bill Bryant then wondered if the stormwater bill would go down. Mayor Benson commented that the stormwater would probably not go down as more infrastructure will be built and need maintenance done as well. Bill Bryant commented on the sewer bill and noted it seems to be high.

Councilmember Edelman responded to sewer issue noting this is a pass through fee from Metro out of King County.

Judy Goodwin, Black Diamond – she said demographically her generation is the big flip on the demographic scale as they are retiring and needing services and gave examples of transportation, medical and intervention. She believes the city already has a huge senior population and this needs to be considered, not only for the younger population.

Robbin Taylor, Black Diamond – Stated the city would do well to consider a modified fee for elderly on fixed incomes to make upgrades to their homes for wheel chair access, walkers or scooters.

Director Kincaid commented on considering walkability.

Mira Hoke, Black Diamond – commented on building codes as citizen's age and with the historical age of the homes it is really hard to make upgrades and deal with these regulations.

Brock Deady, Black Diamond – would like to see something for kids and the homeless. Director Kincaid noted about having affordable housing.

Dave Ambur, Black Diamond – Discussed other areas that have their own city buses at no charge and believes this is a great feature.

Bill Bryant, Black Diamond – Stated the city probably has no control over this but he thinks the city should have a tax credit for senior citizens.

Kristen Bryant – commented on stormwater and one of the reasons for the mandate is because past development was unregulated and now we are getting more and more flooding moving forward. We now know a lot more about stormwater and would like to see the comp plan go above and beyond in this area. Eventually to have rates be lowered we need to do development right going forward.

Director Kincaid asked for input about small town character – what does that mean and what are people trying to tell us when they say they want to retain our small town character? We want to do that, but we need to know more on what everyone wants and what exactly that looks like.

Dwayne Garcia, Black Diamond – small town character is not having big box stores and that is not the reflection our vision statement says, he doesn't see corporate stuff here.

Councilmember Deady – noted having walkability, being able to move around and getting to know your neighbors, connectivity through sidewalks is her definition of small town character.

Carolynn Harp, Black Diamond – having an old fashioned atmosphere with unique architecture. You need structure you don't see everywhere else.

Director Kincaid noted this can be done through design standards and this may need to be looked at closer.

Dwayne Garcia, Black Diamond – We are a bedroom community with biking and hiking trails, and does not want to see us as an extension of Maple Valley or Covington – we will be urban sprawl. He noted the vision is great; however the rest of the plan does not reflect or match the vision.

Bob Edelman, Black Diamond - commented on maintaining 50% open space needing to be where people can hike and enjoy the area.

Dwayne Garcia, Black Diamond – stated these chain stores can be hidden and noted seeing this in other areas.

Bill Bryant, Black Diamond – noted we need to start by supporting our local businesses.

Kristen Bryant – Rural character is quite a lack of traffic

Bob Edelman, Black Diamond - wants to know if people have examples of other towns or cities of what Black Diamond would like to be.

Carolynn Harp gave examples of Winthrop and Leavenworth. Director Kincaid noted this goes into branding.

Dave Ambur gave examples of Langley and the town along Hwy 7 and North Bend. Noted rather not seeing traffic lights or traffic circles and trees planted along the highway.

Judy Goodwin added the city of Sumner which is a destination place for antique stores, a nursery and a tea house. She noted the natural resources in Black Diamond which could be used to sell Black Diamond. The need for a really nice senior and community center.

Mira Hoke also added the City of Port Townsend and noted they have retained a lot of their old charm and character. Marketing on our artistic theme and what the city has and does offer.

Councilmember Edelman discussed what people do for fun. She also said being close to the Cascade Mountains, Lake Sawyer, the eagle watching. She noted in order to make us a destination we need a small hotel.

Brian Derdowski commented on Port Townsend regarding chain stores.

Councilmember Deady said it sounds like folks want us to be a destination city, and she discussed the stores the city used to have (grocery, butcher shop, pharmacy).

Bill Bryant said we need to have an incentive and it needs to be in dollars.

Mayor Benson discussed the city doing away with the B&O tax as it was hurting small businesses.

Mira Hoke said the city has a fragmented business core and you have to work hard to do business here. She commented that 75% of the customers from the Bakery are from out of town.

Brian Derdowski noted being involved with small towns all over the state. He gave examples of Federal Way, Maple Valley, Covington and Woodinville. He noted it all depends on design codes. And also beware of the towns vision, it can turn on you.

Dave Ambur noted the Community Center could desperately need any help we could give them.


Carolynn Harp said small town feel is all the trees, vegetation, animals and the many lakes.

Gary Davis, Black Diamond stated that more economical development would seem reasonable for this area. He also noted that Black Diamond is super naturally wet and there are just some areas that we shouldn't do anything.

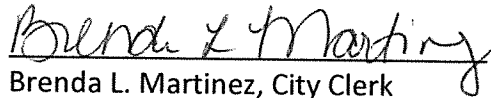
Councilmember Deady announced there will be a meeting on March 14<sup>th</sup> at Black Diamond Elementary School Library on what the new school will look like.

#### **ADJOURNMENT:**

A **motion** was made by Councilmember Edelman and **seconded** by Councilmember Deady to adjourn the meeting. Motion **passed** with all voting in favor (5-0).

  
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Carol Benson, Mayor

ATTEST:

  
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Brenda L. Martinez, City Clerk